



Doc#: 114641027 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/26/2011 12:33 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

ILLINOIS

STS12079
20110408 [Signature]

Above Space for Recorder's Use Only

4809 NORTH CALIFORNIA LLC, an Illinois limited liability company, having an address of 555 Skokie Blvd., Suite 500, Northbrook, IL 60062 ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by ALINE STERN and ELTON A. GLASER III, a married couple, having an address of 3827 N. Paulina, Chicago, IL 60613 ("Grantees"), the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT AND CONVEY unto Grantees, and to their successors and assigns, FOREVER, not as tenants in common nor as joint tenants but as tenants by the entirety, all interest in and to the real estate situated in the County of Cook and State of Illinois, commonly known as 4809 N. California Ave., Unit 2E, Chicago, IL 60625, and described on page 2 of this instrument (the "Real Estate"), subject to those matters set forth and described on page 2 of this instrument (the Permitted Exceptions). Grantor warrants to Grantee and to Grantee's successors in title that it has not created or permitted to be created any lien, charge, or encumbrance against the Real Estate that is not shown among the Permitted Exceptions; and Grantor covenants that it will defend said Real Estate to the extent of the warranties made herein against all persons lawfully claiming by, through or under Grantor, but not otherwise.

Grantor also hereby grants to Grantee, Grantee's successors and assigns, as rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said Real Estate set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This instrument is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The date of this deed of conveyance is April 8, 2011.

4809 NORTH CALIFORNIA LLC

By [Signature] (SEAL)
Manager

State of Illinois, County of Cook:ss

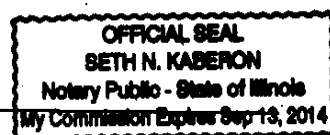
I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that ROBERT A. COE, a manager of 4809 NORTH CALIFORNIA LLC, personally known to me to be a manager of said limited liability company and being the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument under authority of the limited liability company aforesaid, as his free and voluntary act, and as the free and voluntary act of the aforesaid limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal April 8, 2011

BOX 333-CTP

[Signature]

Notary Public



S [check]
P 3
S N
SC Y
INT [check]

UNOFFICIAL COPY

Property
Cook County Clerk's Office

STATE OF ILLINOIS



MAY.25.11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000008579

REAL ESTATE
TRANSFER TAX

0029900

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY.25.11

REVENUE STAMP

0000008596

REAL ESTATE
TRANSFER TAX

0014950

FP 103034

CITY OF CHICAGO



MAY.25.11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000009199

REAL ESTATE
TRANSFER TAX

0314000

FP 103033

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

UNIT NUMBER 2E IN THE CALIFORNIA CORNERS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 18 AND 19 IN FRY'S RESUBDIVISION OF LOTS 1 TO 31 (INCLUSIVE) IN PLUMMER AND DAVIS' SUBDIVISION OF LOTS 57 AND 62 IN SHACKFORD'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 19, 2009 AS DOCUMENT NUMBER 0913918033; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P4 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE PLAT OF SURVEY RECORDED MAY 19, 2009 AS DOCUMENT NUMBER 0913918033, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 13-12-421-022-1002

Address of Real Estate: 4809 N. California Ave., Unit # 2E, Chicago, IL 60625

PERMITTED EXCEPTIONS

Real estate taxes not yet due and payable as of the Closing Date; Special taxes or assessments for improvements not yet completed, and other assessments or installments thereof not due and payable as of the date of delivery of this instrument ("Closing Date"); Any and all applicable zoning, planned unit development and building laws or ordinances, including, without limitation, applicable building lines; Any and all encroachments; utility easements; easements, covenants, conditions, restrictions, and building lines of record as of the Closing Date; public and private easements (including, without limitation, access easements, reciprocal easements and maintenance agreements pertaining to the Property and components thereof; party wall rights; existing licenses, leases and tenancies affecting the Common Elements including that lease recorded as document 09201756; and any and all agreements of record, provided that none of the foregoing materially adversely affects Grantee's quiet use and enjoyment of the Premises as a residential condominium; The Declaration recorded on May 19, 2009 as document number 0913918033, as amended to date and as amended from time to time; The provisions of the Illinois Condominium Property Act; Any and all acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee.

<p>This instrument was prepared by:</p> <p>Seth N. Kaberon Seth N. Kaberon, Ltd. 555 Skokie Blvd., Suite #500 Northbrook, IL 60062</p>	<p>Send subsequent tax bills to:</p> <p>Aline Stern and Elton A. Glaser III 4809 N. California Ave., Unit 2E Chicago, IL 60625</p>	<p>Mail recorded document to:</p> <p>Patrick Powers The Powers Firm, Ltd. 100 W. Monroe St., Ste. 2014 Chicago, IL 60603</p>
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